

Item: ORD 08-15
Fiscal Impact: N/A
Funding Source: N/A
Account #: N/A
Budget Opening Required: ☐

ISSUE:

Application: #Z-1-2008
Applicant: Gary Nielson
Location: 1751 West 3100 South
Size: 0.49 acres

SYNOPSIS:

Change zone from 'R-1-4' (single family residential, minimum lot size 4,000 sq. ft.) to C-2 (general commercial).

BACKGROUND:

Surrounding zones include RMH (residential, mobile homes) to the north, C-2 (general commercial) to the east, C-2 and RMH to the south, and A and RMH to the west. Surrounding land uses include the American Heritage Mobile Home Park to the north, single family homes and the Redwood Village Mobile Home Park to the west and south, and an abandoned single family home and mobile home to the east. The subject property is designated as medium density residential, which allows 6 to 10 units/acre, in the West Valley City General Plan. The Plan also calls for general commercial uses to the east.

The subject property was rezoned from A (agriculture) to R-1-4 last year. The proposal at that point was for 3 single family home lots. A development agreement was approved in conjunction with the rezone. The latest proposal is for a 17 room assisted living facility. A concept plan is attached. Also attached is a memo from the applicant addressed to West Valley Planning and Zoning that explains the rationale behind the application, describes the proposed use, and includes pictures of the proposed use.

Since the proposed use as assisted living is a relatively low impact use, staff recommends a development agreement to be approved in conjunction with the rezone that would limit the use to an assisted living facility. The development agreement should also address building design. Normally, the commercial design standards apply to new commercial uses. However, in this situation, staff recommends the multi-family residential design standards be used for the building design review.

RECOMMENDATION:

The Planning Commission recommends approval subject to a development agreement

SUBMITTED BY:

Joseph L. Moore, CED Director